

Speaker Registration/Testimony

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Meeting Date 08-22-2017
Council/PH Committee ExecutiveMatters
Agenda Item Bill 69 (2017) requiring sprinklers in high rise residential buildings
Your position on the matter Oppose
Representing Self
Organization
Do you wish to speak at the hearing? No

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My name is Bruce Anderson and I live at the Waipuna 469 Ena Rd. Apt. 1212 in Waikiki and I'm very concerned about the plan to mandate sprinklers in all high rise buildings that were built before this became the standard for newer construction. While I understand the tragedy at the Marco Polo has made this proposal a hot button topic, I think cooler heads need to prevail. When I look at my building and apartment and the estimates I've read about for retrofitting sprinklers in the paper, the estimates seem grossly understated. Before anything becomes law or is mandated this should at least be looked at on a case by case basis for the 300 buildings in question. See if there are other safety measures that should be implemented to improve safety and the buildings that implement these improvements should be grandfathered so as not to burden and disrupt the owners of each apartment. There are many people living here and the other affected buildings who may be forced out of their homes because they can't afford to pay for this work.

Written Testimony I am not sure what ultimately will be required, but if we're talking about running pipes and sprinkler heads through every apartment that is unacceptable. It would turn my home into a warehouse and greatly devalue my property. If the plan is to install the piping and new lower sheet rock ceilings to properly conceal the piping the cost would be exorbitant since the building wasn't designed for that. Just to give you some examples all of the 400 plus units in the building have:

- various windows and sliding glass doors that start at the current ceiling
- ceiling fans, light fixtures and track lighting systems mounted to current ceiling
- kitchen cabinets are all floor to ceiling
- floor to ceiling closets, doors and doorways
- all window and door treatments to the current ceiling.

All of these things would have to be modified / replaced for proper use and maintenance, the cost would be devastating for most owners. We are not just talking about some plumbing, sheet rock work and painting there will also be extensive electrical and carpentry work as well as replacing cabinets and window and door treatments.

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The Waipuna was built approx. 45 years ago and I feel extremely safe here, each apartment is it's own unique concrete cubicle. My floor representative of the majority of the floors has 12 units with a fire alarm, 4 fire hoses and 4 fire extinguishers not counting what each owner may have, the fire alarm system is tested regularly. From what I've heard from building management there has never been a fire that has spread to a neighboring unit.

While I understand the cause is noble, it seems to me we are rushing forward to mandate something before we understand the how's and whys behind Marco Polo and this mandate is something that will devastate a lot more people.

Respectfully yours,
Bruce J. Anderson

Testimony
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